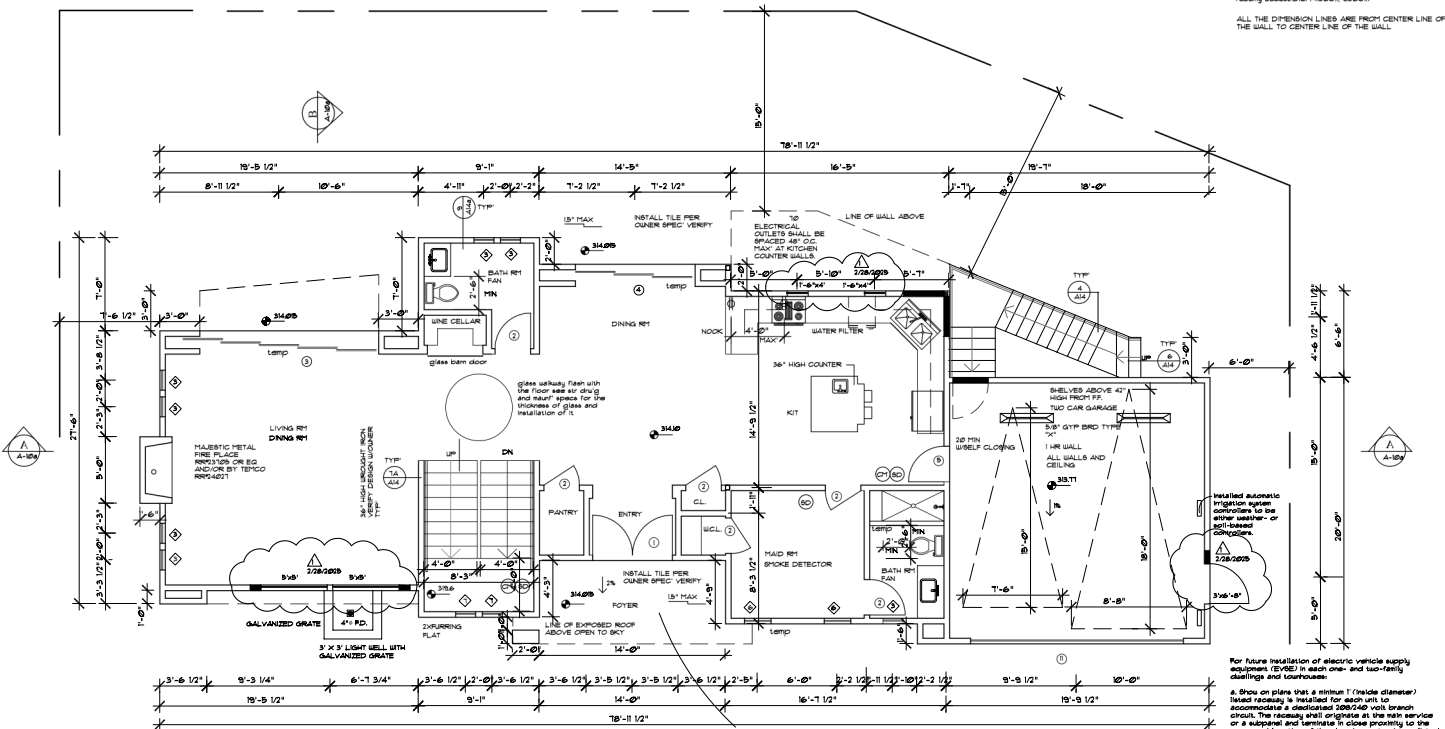


Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans not functioning as a component of a whole house ventilation system shall be controlled by a humidity control. (CALGreen 4.30.2.1)

Neatly installed bathroom exhaust fans not functioning as a component of a whole house ventilation system shall be controlled by a humidity control which shall be readily accessible. (CALGreen 4.30.2.1)

ALL THE DIMENSION LINES ARE FROM CENTER LINE OF THE WALL TO CENTER LINE OF THE WALL.



For future installation of electric vehicle supply equipment (EVSE) in each one- and two-family dwellings and townhouses:

a. Show on plans that a minimum 1 (one) branch circuit, the necessary shall originate at the main service or a subpanel and terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure.

b. Add note to plans: The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and shall be reserved to permit installation of a branch circuit overcurrent protective device.

c. Add note to plans: The service panel or subpanel circuit disconnect shall identify the overcurrent protective device space reserved for future EV charging as EV CAPABLE. The necessary termination location shall be p.

**1 HR WALL**  
UNDER THE STAIR  
THRU OUT TYP  
5/8" GYP BRD TYP  
7"

**2** HANDRAIL PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" HIGH FROM THE 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH SHARP CORNERS

**3** STAIRWAY  
a. 175" maximum rise & minimum 10" run. (R311.7.5)  
b. Minimum 6'-8" headroom clearance. (R311.7.2)  
c. Minimum 36" clear width. (R311.7.1)  
d. Handrails 34" to 38" high above tread nosing. (R311.7.1)  
e. Handrail portion of handrail shall not be less than 1 1/2" and no more than 2" cross-sectional dimension having a smooth surface with no sharp corners. (R311.7.3)  
f. Maximum 4" c/c

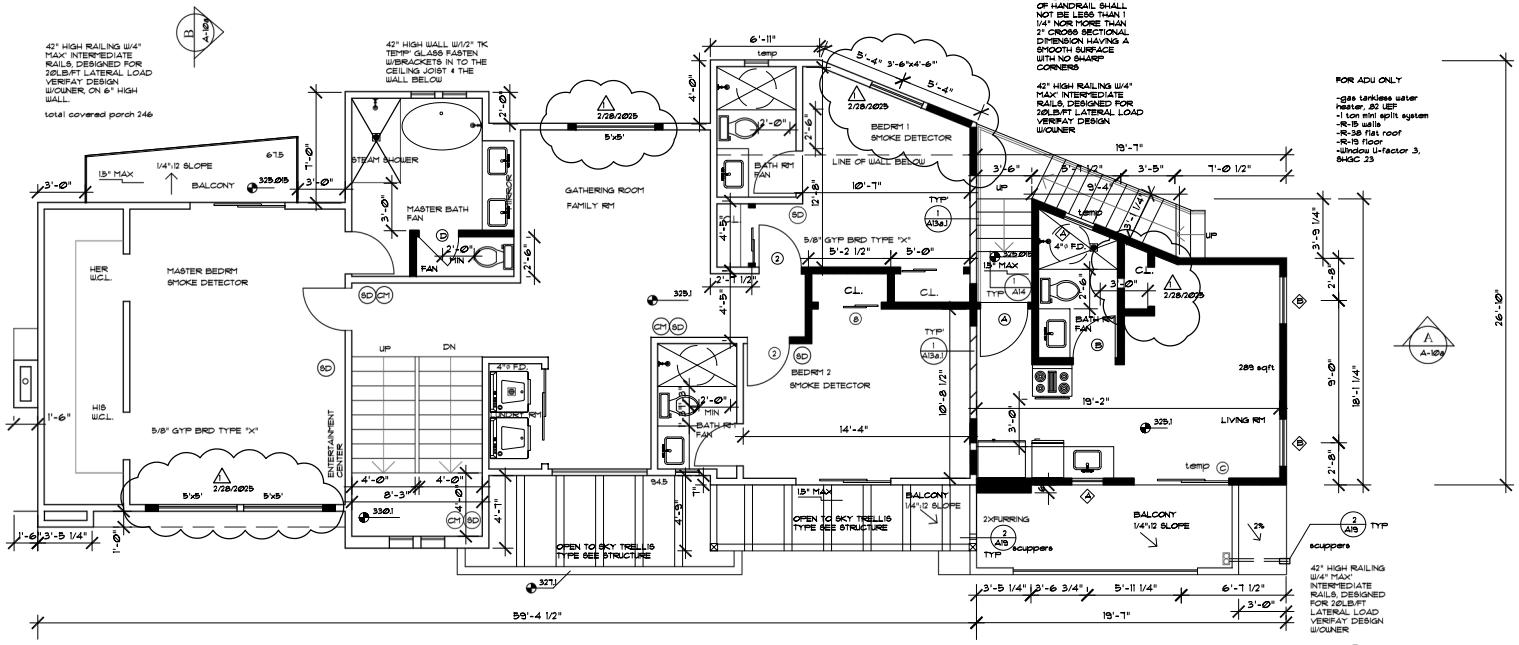
**INSTALL 2"x2" SHEET METAL AT ALL CORNER OF FLOOR & WALL ABOVE JOIST USE SAME MATERIAL NAIL LAY DOWN ONE LAYER OF 1/8" THICK STYCO BACK MEMBRANE OVER THE SHEETS METALS PER MAIN SPECIFICATIONS THEN NOT TOP THE ENTIRE WALLS WHICH HAS SHEET METAL ON 4 THE FLOOR. INSTALL 2 LAYER OF WATER PROOF PAPER, APPLY 2"-3" THICK MIN WATER PROOF CONCRETE & THE FLOOR AND TILE THE SURFACE. VERIFY DESIGN OF TILE WITH THE OWNER**

**FOR ALL SHOWERS**  
BUILT UP 6" CURB AROUND SHOWER WHERE THERE ARE ANY WALLS. INSTALL 2"x2" SHEET METAL AT ALL CORNER OF FLOOR & WALL INSIDE OF SHOWER USE SAME MATERIAL WALL NOT TOP THE ENTIRE WALL. 4 THE FLOOR. INSTALL SHEET METAL. INSTALL 2 LAYER OF WATER PROOF PAPER, APPLY 1" WATER PROOF CEMENT & WALLS OVER LATH. LAY DOWN ONE LAYER OF 1/8" THICK STYCO BACK MEMBRANE OVER THE SHEETS METALS. APPLY PER MAIN SPECIFICATIONS & APPLY WATER PROOF CEMENT APPLICATION AT SHOWER FLOOR.

**FIRST FLOOR PLAN**  
14'x17'-0"

- (SD) SMOKE DETECTOR
- (CA) CARBON MONOXIDE ALARM

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAL DESIGN DETAILS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE CONSULTANTS AND NO PART THEREOF SHALL BE COPIED, CHANGED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED UNDER THE WRITTEN CONSENT OF CONSULTANTS. VISUAL CONTACT WITH THESE DRAWINGS SHALL BE PROHIBITED. CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



42" HIGH RAILING W/4" MAX INTERMEDIATE RAILS DESIGNED FOR DEFLECT LATERAL LOAD VERIFY DESIGN W/OWNER ON 6" HIGH WALL  
total covered porch 246

42" HIGH WALL W/2" TK TEMP. GLASS FASTEN W/BRACKETS IN TO THE CEILING JOIST & THE WALL BELOW

HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS

FOR ADU ONLY  
- gas tankless water heater 80 SEF  
- 1 ton mini split system  
- R-19 walls  
- R-38 flat roof  
- R-19 floor  
- window U-factor 3, SHGC 23

1 HR WALL UNDER THE STAIR THRU OUT TYP  
5/8" GYP BRD TYPE "X"

HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS

**SECOND FLOOR PLAN**  
1/4" = 1'-0"

Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building

Fans not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.

Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans not functioning as a component of a whole house ventilation system, must be controlled by a humidity control. (CALGreen 4.5.6.6.)

Newly installed bathroom exhaust fans not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.5.6.6, 5.10.6.)

Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board. (R302.1)

All interior and exterior stairwells shall be illuminated. (R302.1 & R302.8)

Under-floor ventilation shall be not less than 1/800 of under floor area. (R402.6)

550 / 80 = 4 sqft req (14x3) = 3 (13x2) = 6 4

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